

Peggy Ripko

From: Peggy Ripko
Sent: Friday, May 18, 2018 8:54 AM
To: Peggy Ripko
Subject: Coal Creek North Landscaping

The message below is from the Board of Directors for the Coal Creek North Paired & Patio Villa Homes:

Hello-

As spring IS finally actually looking like spring, the Board wanted to send out a couple of reminders regarding landscaping in the community. If you have any questions or suggestion please do not hesitate to let us know!

What does the Association maintain?

The Association is responsible for the landscaping in the common area. For this purpose, 'common area' is defined as the front areas of Paired Homes, front/back areas of Patio Homes. Other areas in the community, such as the large grassy areas, are maintained by the Coal Creek Master Association. If you notice issues with those areas please contact Homestead Management at 303-457-1444.

Who is doing the work?

A variety of folks! The Association has contracted with Brightview Landscaping to do the weekly mowing & general maintenance. Additionally, the Landscape Committee and other homeowner volunteers will be doing work throughout the community, including weeding, pruning, and removing/replacing dead plant material.

What if I want to add plants or replace existing plants?

The Board truly appreciates when homeowners want to help out with the landscaping in the community. However, there are processes that must be followed. An architectural review form must be submitted to the Master Association prior to any plants being installed. The ARC for the Master Association will contact the North Board regarding the form. However, there are several issues with adding plants in new locations:

1. Watering- **NO changes can be made to the drip lines by anyone other than Brightview or the Board/Landscape Committee.** If the new plants are added to the drip line, it will further deplete our already low water pressure, making it harder for all of the plants to survive. If a drip line is not installed then the plants get no water, even if the current owner intends to water them. The Board must make decisions to ensure the longevity of the plants, and there is no way to ensure future homeowners maintain those plants.
2. Maintenance- Brightview will only maintain plants that were already installed or are approved by the ARC. So any additional plants will not be maintained.

If you have installed plants without getting approval, the Board and Landscape Committee will be reviewing those to see location, plant type and if they have been tied into the irrigation system. Plants may need to be removed if they are in a bad location or can't be maintained.

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